

**MINUTES
COLUMBUS PLAN COMMISSION
WEDNESDAY AUGUST 6, 2003 AT 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: John DeLap President, Craig Hawes, Shirley Todd, Jack Heaton, Patricia Zeigler, Steve Ruble, Mike Gillespie, Dave Fisher, and John Hatter.

Members Absent: Dave Bonnell and Gary Nienaber.

Staff Present: Roger Hunt, Planning Director, Heather Pope, Sondra Bohn, Thom Weintraut, Tiffany Strait, Planning Department; Tom Finke County Plan Commission liaison and Alan Whitted, Deputy City Attorney.

LIAISON REPORTS

Written reports were received and discussed.

CONSENT AGENDA

Minutes of June 4, 2003 and minutes of July 2, 2003 meeting.

Motion: Ms. Zeigler made a motion to approve the minutes with corrections of the June 4 and July 2, 2003 meetings. Mr. Heaton seconded the motion and it carried unanimously.

Mr. Hawes stated that at the last City Council meeting they reaffirmed the Commission's position on the subdivision in Ohio Township. He stated that the Comprehensive Plan and some of the ordinances do not agree because they have not been updated to the current plan.

OLD BUSINESS REQUIRING COMMISSION ACTION

C/Z03-13: FAMILY VIDEO-A request by Deborah Perr on behalf of Anthony Spachtholz, Ventra Corporation, Vantage Property Solutions, and Hoosier Wireless LLC for site plan approval for development as a video rental business. As part of the condition of approval, this is a request to modify the original site plan presented and approved in April 2003.

Ms. Pope presented the background information as follows:

On January 2, 2003, the Columbus Plan Commission made a favorable recommendation to the City Council for a rezoning request for property located on the south side of 22nd Street between Central Avenue and Cottage Avenue along the former railroad right-of-way, which is approximately 1.3 acres, from I-2 (Medium Industrial) to B-5C (General Business with conditions).

City Council on January 21, 2003, amended the rezoning ordinance to include a third condition, stipulating that taverns and bars would be prohibited from locating on the subject

property. On February 4, the city Council approved the rezoning as amended. On February 5, the Plan Commission gave the rezoning request a favorable reconciliation vote. These conditions do not apply to the Central Avenue frontage properties (Graham Todd Motors, former Home Folks Restaurant, etc.)

On April 2, 2003, the Columbus Plan Commission approved the site plan proposal for the proposed 9,400 sq. ft. building (7,500 sq. ft. for the Family Video store and 1,200 sq. ft. for each "B-shop").

In an attempt to move this project forward while dispute continues over the ownership of the 1.3-acre parcel that was rezoned in January, the petitioners have submitted a revised site plan showing the foot print of the building moved approximately 22.3' further south (closer to 21st Street). By doing this, the building and parking lot is located on the east side of the centerline of the former railroad right-of-way.

The landscaping points have remained the same, entrances to the property have remained the same, and the total number of parking spaces (68) has remained the same.

Staff would recommend approval of this site plan proposal.

Mr. E.R. Gray of E.R. Gray & Associates and Marvin Cagle with T&W Properties represented the petitioners.

Mr. Gray said they are in the process of site preparation east of the centerline of the railroad right of way to move the project forward. Mr. Gray stated that sometime in the future the legal issue of the land west of the property would be resolved. He said they would like to move forward at this time and would ask for approval.

Motion: Mr. Ruble made a motion to approve this request with staff comments. Ms. Zeigler seconded the motion and it carried with a vote of 9-0.

Mr. Hawes requested that the City Engineer review locating a cross walk at the Columbus Community Church and the changing of the speed limit in the area after the new section is completed. He asked if it would be possible to have the petitioner paint stripes on the road for pedestrian right of way. Mr. Ruble said that the special use site plan would be reviewed in the City Engineer's office before a zoning compliance could be issued. Mr. Ruble said those issues would be addressed at that time. Mr. Hunt said that this was part of the review process and Planning would obtain consent from the Engineer's Office before approval.

NEW BUSINESS REQUIRING COMMISSION ACTION

MP-03-13-JAMES BUSH MINOR SUBDIVISION, By Brandon Bush, is a proposal to create 2 residential lots totaling 8.5 acres. The property is located on the north side of 25th Street, ¼ mile east of Talley Road, more specifically 6410 E 25th Street in Clay Township.

Ms. Strait presented the background information as follows:

Review of the James Bush Minor Subdivision revealed some technical issues that required attention. However, only two issues require discussion and approval by the Plan Commission. The issues are both modification requests for relief of sidewalks and relief of the

3:1 lot length to width ratio.

There are currently no sidewalks along this section of 25th Street extended. Sidewalks are required by the Subdivision Control Ordinance in Section 16.24.060, and the ordinance states clearly, "...It is recognized that some pedestrian facilities will not provide an immediate link nor be part of an existing system. It is the intent of this section that over time, there will be a functional pedestrian system throughout the community." However, it has been the practice of the Plan Commission to grant relief for the sidewalk requirement to properties located within the 2-mile jurisdiction. Typically, sidewalks within the 2-mile jurisdiction do not exist.

The second modification request is to obtain relief from the 3:1 lot length to width ratio for proposed Lot 1. The 3:1 ratio serves to reduce long, narrow lots that can add several drives in a row to a road, hinder future development and traffic circulation, and make access for emergency vehicles difficult. However due to the location of Sloan Branch and the 100-year flood zone across the rear portion of Lot 1, the possibilities of further subdivision would be difficult. Further, proposed Lots 1 & 2 intend to share an existing drive, eliminating the possibility of additional cuts on 25th Street.

Provided that all staff comments are adequately addressed and that all modifications are granted, staff does not object to this subdivision.

Staff recommends approval of the request for relief of the sidewalk requirement due to its location within the 2-mile jurisdiction and based on a precedent set for allowing relief of sidewalks within the 2-mile jurisdiction. Staff also recommends approval of the 3:1 (lot length to width ratio) based on the fact that the lot exceeds the ratio by 100 feet, and most of that 100 feet lies within the 100-year flood or contains a portion of the Sloan Branch. Additionally, the proposed shared drive is an existing drive and does not create an issue with drive separation distances or proliferation of drives.

Mr. Ted Darnell with Crowder & Darnell and Gary Bush represented the petitioners.

Mr. DeLap opened the meeting to the public.

There was no one to speak for or against this request.

Mr. DeLap closed the meeting to the public.

Motion: Mr. Heaton made a motion to approve this request with staff comments. Mr. Fisher seconded the motion and it carried with a vote of 9-0.

DISCUSSION ITEMS

DIRECTOR'S REPORT

Mr. Hunt said Lou Marr had been appointed by City Council to the City Board of Zoning Appeals to replace Dave Fisher.

ADJOURNMENT: 4:15 P.M.